

November 24, 2009

Chairman Bagi called the meeting of the Tipp City Restoration and Architectural Board of Review to order on Tuesday, November 24th, 2009 at 7:30 p.m. Roll call showed other Board members in attendance to include: Robert Himes, Lauryn Bayliff, Adam Blake, and Mark Mabelitini. Also in attendance were City Planner/Zoning Administrator Matthew Spring and Board Secretary Kimberly Patterson.

Absences

Mr. Blake **moved to excuse David Watkins and Rodney Kidwell from the meeting**, seconded by Ms. Bayliff. **Motion carried.** Ayes: Blake, Bayliff, Mabelitini, Bagi, and Himes. Nays: None.

Citizens signing the register: Terri Bessler.

Minutes

Chairman Mabelitini asked for discussion. Mr. Himes noted that on page 2, paragraph 4 that the ± symbol should be removed. With no further discussion, Mr. Blake **moved to approve the September 22, 2009 meeting minutes as amended**, seconded by Mr. Mabelitini. **Motion carried.** Ayes: Blake, Mabelitini, and Himes. Nays: None. Mr. Bagi and Ms. Bayliff abstained from the vote.

Citizens Comments Not on the Agenda

There were none.

New Business

Terri Bessler – Proprietor of Midwest memories - 24 W. Main Street, Tipp City - Lot: Pt. IL 34

- The applicant requested an approved Certificate of Appropriateness for the repainting of the exterior door, trim and metal strip above windows.

Present zoning district: CC/RA- Community Center/Old Tippecanoe City Restoration and Historic District

Zoning Code Section(s): §154.052

Mr. Spring noted that the applicant had amended the application to include the approval of a sign.

Mr. Spring stated that the applicant requested an approved Certificate of Appropriateness for the repainting of the exterior door, trim and metal strip above windows as follows:

Main Front Double Doors – Red, aka (Crushed Seed) - Do It Best # CT019. Trim (Door Transom and sidelights) – Cream, aka (Fresh Biscotti) - Do It Best # CT160. Metal Strip Above Widows – Black, aka (Black Leather) - Do It Best # CT084.

Mr. Spring stated that the wall sign would be 8' x 22" and essentially placed directly above the main door over the existing sign area. Lettering would be red and white.

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Mr. Spring had supplied the Board with an excerpt on signs and painting from the *Guidelines for the Old Tippecanoe City Restoration and Architectural District* for their review in their staff reports.

Mr. Spring also mentioned that if the Restoration Board would approve the applicant's request, a Certificate of Appropriateness would be issued in accordance with code.

Terri Bessler, 831 Claymore Court, Tipp City approached the dais. Mrs. Bessler stated that there was an existing sign board on the building and the new sign would simply be the same size and applied directly to the sign board. The sign board did say Boot's Antiques and when it was sold it was painted over to blend with the building. Mrs. Bessler stated that the sign was very thin metal with a core in the center and would have vinyl lettering.

Mr. Blake asked if she would be able to take advantage of the program through the Downtown Partnership. Mr. Mabelitini asked Mr. Spring if this was part of the façade improvement grant. Mr. Spring stated that it was and noted that the Partnership had been in discussion with Mrs. Bessler over the last year or so and because she is not the actual owner of the building there had been discussions with the two owners as well.

Mr. Mabelitini stated that since he was a member of the Downtown Partnership and the Design Subcommittee that he would like to abstain from the vote.

Mr. Blake stated that for the benefit of the Board that he would argue that Mr. Mabelitini does not need to abstain from his vote but he completely appreciates his decision to do so. Mr. Blake also stated that technically that the Downtown Partnership, Restoration Board and the Subcommittee that he serves on are all working towards improving the business atmosphere and opportunities for people to visit our downtown. Mr. Blake stated that having said all that he was sure that Mr. Mabelitini would stick with his decision to abstain from the vote.

Board Members found the following: color scheme to be Main Front Double Doors – Red, aka (Crushed Seed) Do It Best # CT019; Trim (Door Transom and sidelights) – Cream, aka (Fresh Biscotti) Do It Best # CT160; Metal Strip Above Windows – Black, aka (Black Leather) Do It Best # CT084; sign dimensions were 8' x 22" to be placed above the door on an existing wood mount; sign would be made of metal applied over the existing wood sign; colors of sign to match proposed color scheme of front door.

Chairman Bagi asked for further discussion. There being none, Ms. Bayliff **moved to approve the amended application as submitted**, seconded by Mr. Himes. **Motion carried.** Ayes: Bayliff, Himes, Bagi, and Blake. Nays: None. Mr. Mabelitini abstained from the vote.

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2010 Annual Plan

Mr. Spring noted that Zoning Code Section 36.047(B) states:

The Restoration Board shall prepare an annual plan outlining its priorities and activities. A draft plan shall be written by Restoration Board members with assistance from the Community and Economic Development Department. The draft plan shall be submitted for review by the Restoration Board in November, and copies provided for Council and public review for 30 days. An approved plan shall be implemented effective January 1.

Board Members discussed the 2010 Annual Plan and made the following modifications noted in red below.

**RESTORATION AND ARCHITECTURAL
BOARD OF REVIEW
2010 ANNUAL PLAN**

1. Distribute a copy of the Guidelines for the Old Tippecanoe City Restoration and Architectural District Booklet to all existing residents, tenants, and property/business owners within the Historical District.
2. Distribute the Guidelines Booklet to all new residents, tenants, and property/business within the Historical District as needed.
3. Review City Code as it pertains to the Restoration Board and make recommendations for changes/updates as necessary, including the underlying zoning districts.
- ~~4. Continue to upgrade the section at the library pertaining to Restoration and Preservation.~~
- ~~5.4.~~ Review photograph file and update as necessary.
- ~~6.5.~~ Review physical limits of the R/A district when property owners request addition to district.
- ~~7.6.~~ Update Guidelines for the Old Tippecanoe City Restoration and Architectural District Booklet for printing and distribution in 2010.
- ~~8.7.~~ Seek grant opportunities and funding sources in accordance with the goals delineated in the Tipp City Historic Preservation Plan.
- ~~9.8.~~ Explore opportunities to work with the Downtown Tipp City Partnership and the Design Subcommittee regarding the education and motivation of the public.
- ~~10.9.~~ Develop and disseminate new promotional materials to further the purposes of the Restoration Board and communicate the advantages of a strong Historic District.

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- 11.10. Identify distressed, neglected, or at risk properties and develop a specific action plan to deal with the identified properties.

Chairman Bagi asked for further discussion. There being none, Mr. Blake **moved to adopt the 2010 Annual Plan as amended and to forward to City Council**, seconded by Mr. Mabelitini. **Motion carried.** Ayes: Blake, Mabelitini, Bagi, Bayliff, and Himes. Nays: None.

Old Business

There was none.

Miscellaneous

There was none.


Adjournment

Chairman Bagi asked for further discussion or comments. There being none, Ms. Bayliff **moved for adjournment**, seconded by Mr. Blake and unanimously approved. Meeting adjourned at 8:20 p.m.

APPROVED: _____


Board Vice Chairman Mark Mabelitini

ATTEST: _____


Mrs. Kimberly Patterson - Board Secretary